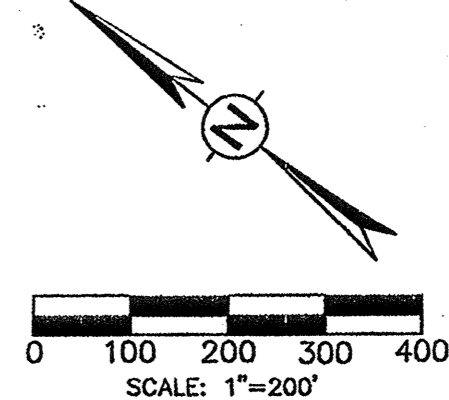NOTE:
THIS 60' R.O.W. WILL HAVE A 44' PAVEMENT SECTION
UNTIL IT ENTERS OR/AND BEYOND THE LIMITS OF
THE PROPOSED COMMERCIAL AREA. THEREAFTER IT
SHALL BE A 40' PAVEMENT SECTION.

NOTE:
1. ALL STREETS ARE 50' R.O.W. WITH 28' PAVEMENT (TYPE "A") UNLESS OTHERWISE NOTED.
2. WATER DISTRIBUTION BY SAN ANTONIO WATER SYSTEM.
3. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
4. GAS & ELECTRIC BY CITY PUBLIC SERVICE.
5. CLEAR VISION EASEMENTS ADDRESSED AND WILL BE SHOWN ON PLATS.
6. SIDEWALKS TO BE PROVIDED PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
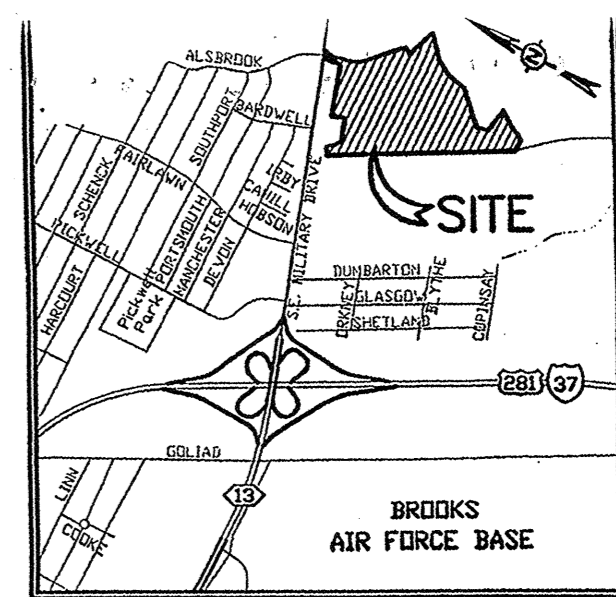
LOCATION MAP
NOT TO SCALE

SITE
BROOKS
AIR FORCE BASE

P.O.A.D.P. HISTORY	
POADP #	ACCEPTED DATE
723	1-24-2002

PEDESTRIAN CIRCULATION SYSTEM

SCALE: 1"=200'
0 100 200 300 400

PROPOSED
MULTI-FAMILY
29.10± ACRES
NOT PART OF P.O.A.D.P.
(ZONED MF-33)

UNIT 10
RESIDENTIAL
9.766 ACRES

UNIT 12
RESIDENTIAL
27.819 ACRES

UNIT 11
RESIDENTIAL
11.442 ACRES

UNIT 9
RESIDENTIAL
40.238 ACRES

UNIT 14
RESIDENTIAL
10.875 ACRES

UNIT 13
RESIDENTIAL
8.157 ACRES

UNIT 5
RESIDENTIAL
8.646 ACRES

PARK
(5± ACRES)

PARK
(4.231 ACRES)

CURRENT ZONING CLASSIFICATION OF
SUBJECT PROPERTY IS "R4" - SINGLE FAMILY

UNIT 4
RESIDENTIAL
17.652 ACRES

EAST CENTRAL I.S.D.
FAIRLAWN ELEMENTARY SCHOOL
SUBDIVISION
15.00 ACRES
(VOL. 9552, PAGE 68)
NOT PART OF P.O.A.D.P.

UNIT 8
RESIDENTIAL
21± ACRES

UNIT 2
RESIDENTIAL
2.481 ACRES

UNIT 6
RESIDENTIAL
17.984 ACRES

UNIT 1
RESIDENTIAL
14.295 ACRES

UNIT 3
RESIDENTIAL
6.336 ACRES

UNIT 7
RESIDENTIAL
11± ACRES

PARK
(11± ACRES)

COMMERCIAL
2.488 ACRES
NOT PART OF P.O.A.D.P.

PROPOSED
COMMERCIAL
12.95± ACRES
NOT PART OF P.O.A.D.P.
(ZONED C-3)

LIMITS OF P.O.A.D.P.

CURRENT R-5 ZONING

ULTIMATE FLOOD LINE BASED ON
WATERSHED STUDY COMMISSIONED
BY THE CITY OF SAN ANTONIO AND
PERFORMED BY VICKERY & ASSOCIATES
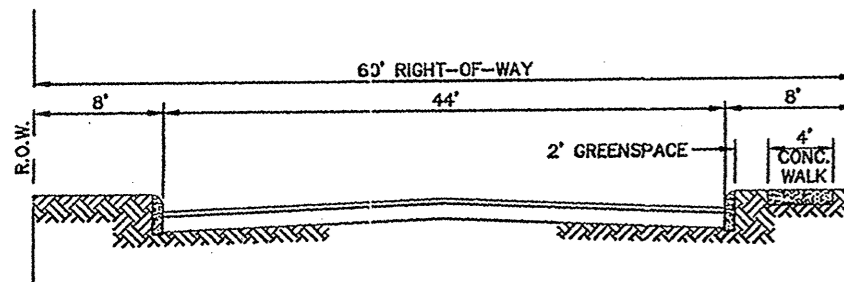
PLAN HAS BEEN ACCEPTED BY
COSA
(date)   (number)
If no plats are filed, plan will expire
On 6-25-04
1st plat filed on

STREET SECTION "A-A"
NTS
60' RIGHT-OF-WAY
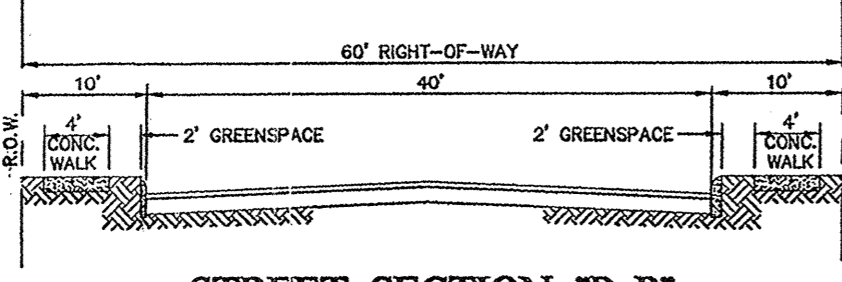
STREET SECTION "B-B"
NTS
60' RIGHT-OF-WAY
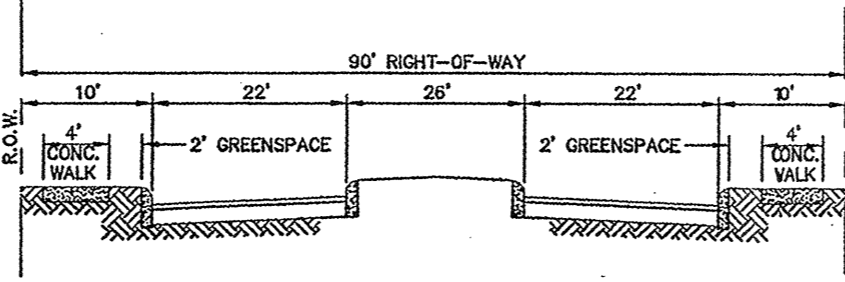
STREET SECTION "C-C"
NTS
90' RIGHT-OF-WAY

MONTE VIEJO SUBDIVISION

PRELIMINARY OVERALL
DEVELOPMENT PLAN

CONTINENTAL HOMES
14206 NORTHBROOK DRIVE
SAN ANTONIO, TX 78232

SHEET
1
OF 1

VRP# 04-06-133

Z-7953
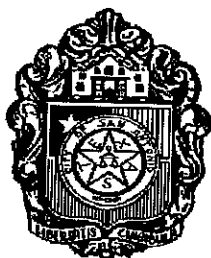
City of San Antonio

Development Services Department

Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # *O↑-O6-/33*

Assigned by city staff

Date: June 15, 2004

☒ **Vested Rights Permit**   ☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*

2. *Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.*

> *Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Robert A. Copeland, Jr., P.E.

Phone: (210) 545-1122   **Fax:** (210) 545-9302

Address: 1035 Central Parkway North

City: San Antonio   **State:** Tx   **Zip code:** 78232

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio   **State:** Texas   **Zip code:** 78232

Name of Project: MONTE VIEJO, UNITS 5-9

(b) (k) Site location or address of Project and Legal description:

Off of Fairlawn Drive, South of S.E. Military Drive approximately 0.25 of a mile

Legal Description: Being a ± 97.9 acres (± 4,219,570 square feet) tract of land out of a called 226.574 acre tract as recorded in Volume 9137, Page 1205 of the Official Public Records of Real Property of Bexar county, Texas, situated in the Justo Esqueda Survey No. 100, Abstract No. 213, New City Block 18079, in the City of San Antonio, Bexar County, Texas.

Permit File # **O4-06-133**

Council District ___3___ ETJ ___Y___ Over Edward's Aquifer Recharge? ( ) yes ( ) no

3. **What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)?** *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

    (d) Total land use, in square feet _____ ± 4,219,570 S.F. (± 97.9 Acres) _____

    (e) Total area of impervious surface, in square feet____ ± 2,742,721 (± 65%) _____

    (f) Number of residential dwellings units, by type; ____ indeterminate _____

    (g) Type and amount of non-residential square footage;_____ all residential use _____

    (h) Phases of the development, (If Applicable);_____ individual units 5-9 _____

4. What is the date the applicant claims rights vested for this Project? _____ **10-17-02** _____

    (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

_____ **Monte Viejo Subdivision, Units 1-4 have been completed** _____
_____
_____

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

- **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

- ## MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: ____Monte Viejo POADP_____ #____723-A_____

Date accepted:_____Expiration Date:_____ MDP Size:___± 215___ acres

- ## P.U.D. PLAN

Name: _____ #_____

Date accepted:_____

- ## Plat Application

Plat Name: _____ Plat #_____ Acreage: _____

Date submitted: _____   Expiration Date:_____

(Note: Plat must be approved within 18 months of application submittal date).

- ## Approved Plat

Plat Name: _____Plat #_____ Acreage: _____ Approval

Date: _____ Plat recording Date:_____ Expiration Date:_____Vol./Pg._____

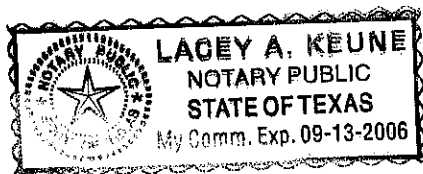*(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).*

- ## Other

_____

_____

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to $10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Robert A. Copeland Jr. Signature: _____ Date: 6/15/04

Sworn to and subscribed before me by __Robert A. Copland, Jr.___ on this _15th_ day of ___June___ in the year _2004_, to certify which witness my hand and seal of office.

Notary Public, State of Texas

LACEY A. KEUNE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-13-2006

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF PLANNING DIRECTOR
JUN 15 PM 2: 56

City of San Antonio use

Permit File: #*04-06-133*
Assigned by city staff

Date: _____

☑ **Approved**   ☐ **Disapproved**

Review By: _____   Date: *7/15/04*
Development Services Department

Comments: *As of October 17, 2002*
(See comment)

Comments: Recommend that the application be granted vested rights for approximately 97.9 acres for a residential subdivision that is Monte Viejo Units 5-9, a continuation of the development of Monte Viejo Subdivision effective October 17, 2002, the date of the Monte Viejo Subdivision MDP that initiated this project provided that the applicant provides a specific project description that will allow staff to verify that the proposed continuation of the project is in compliance with the MDP for the area. The information provided in the application merely states that the additional units in the project are intended to be residential without any other supporting documentation. At such time as the additional information is provided or the property is platted in conformance with the MDP, the additional residential units can be vested.

04 JUN 15 PM 2: 57

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
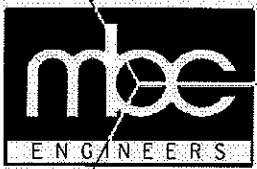
MACINA • BOSE • COPELAND AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 ext. 116   FAX   (210) 545-9302
www.mbcengineers.com
markcervantez@mbcengineers.com

To: CITY OF SAN ANTONIO **From:** Mark J. Cervantez ext. 116 **Date:** JUNE 15, 2004

1901 S. ALAMO ST. **Project No:** 28712

SAN ANTONIO, TEXAS 78204 **Re:** MONTE VIEJO UNIT 5-9

Attn: MICHAEL HERRERA VESTED RIGHTS PERMIT

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items.

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2			VESTED RIGHTS PERMIT APPLICATION
2			P.O.A.D.P. NO 723-A
1			CHECK NO. 25782, AMT. OF $160.00 (VRP FEE)

THESE ARE TRANMSITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
X For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
X As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS ___ Michael,

Please review and process accordingly at your earliest convenience. Call with questions.

Regards,

COPY TO: _____ SIGNED: _____
Mark J. Cervantez ext. 116

RECEIVED BY: _____ DATE: _____

MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

25782

PAY _One hundred sixty and 00/100_ _____ DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	
6/15/04	City of San Antonio	28712- VRP fee 25782		$ 160.00

VRP 04-06-133

JEFFERSON STATE BANK
P.O. BOX 5190 SAN ANTONIO, TEXAS 78201-0190
(210) 734-4311

⑈025782⑈ ⑈114000763⑈ ⑈10077755⑈